

Fort Wayne West

4120 Illinois Rd.
Fort Wayne, IN 46804
Allen County



key features

- located across from Jefferson Pointe Mall
- join brand-new At Home
- outlots and 17.5-acre development land available
- zoned C3 General Commercial
- daily traffic counts: 14,019 on Illinois Road, 18,039 on Hillegas Road, and 32,967 on Jefferson Blvd.

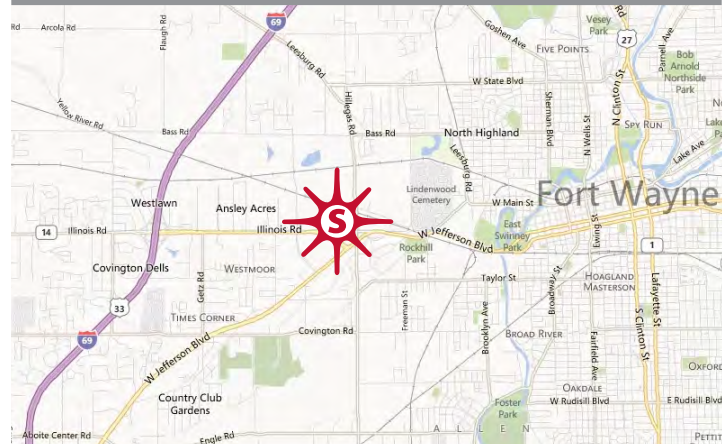
demographics

	1 mile	3 miles	5 miles
population	2,505	54,050	154,007
households	1,227	24,169	64,643
avg. household income	\$86,564	\$77,980	\$79,596
daytime population	5,378	58,632	142,741

2024 Estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography



representative photo



outlots and land available ±1–17.5 ac

Andrew T. Hasbrook 317.524.7868 ahasbrook@sandordev.com

10689 N. Pennsylvania St., Suite 100, Indianapolis, IN 46280

www.sandordev.com

sandor

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UNIT	TENANT	DIMS.	S.F.
3810-3830	AT HOME	401 x 310 IRR	96,339

future development

UNIT	TENANT	ACRES
A	OUTLOT AVAILABLE	±1
B	OUTLOT AVAILABLE	±1
C	OUTLOT AVAILABLE	±1
D	OUTLOT AVAILABLE	±1
	DEVELOPMENT LAND	±17.5

